

**EXHIBIT “1”**



10710 Hobbiton Ave  
Las Vegas, NV 89135

**5 Star Home Inspection, LLC**

06:56 March 31, 2017

Page 1 of 30  
HI1703052.pt6

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
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## General Information

Receipt

Inspector Name Bob Wagner  
 Company Name 5 Star Home Inspection, LLC  
 Company Address 312 Redstone St  
 Company City State Zip Las Vegas NV 89145

Client Name Jennifer & Justin Ruschell  
 Client Address  
 Client City State Zip

Property Inspected 10710 Hobbiton Ave Las Vegas, NV 89135 3/30/17

Method of Payment C Card

Amount Received \$395.00

*Thank you for choosing Our Company to perform your Home Inspection.*

**5 Star Home Inspection, LLC**

06:56 March 31, 2017

Page 2 of 30  
HI1703052.pt6**General Information (Continued)**Invoice 

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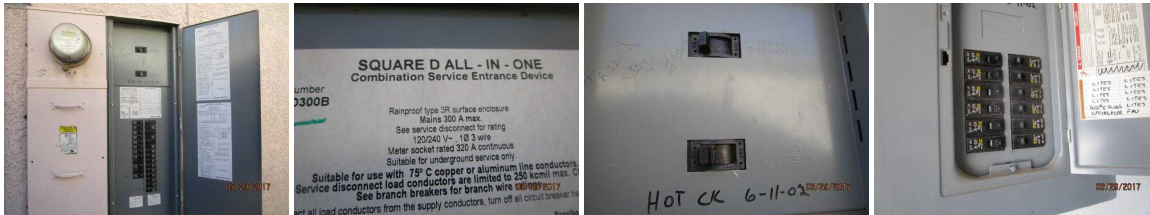
Inspector Name Bob Wagner  
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Company Address 312 Redstone St  
Company City State Zip Las Vegas NV 89145

Client Name: Jennifer & Justin Ruschell  
Client Address:  
Client City State Zip:  
Property Address: 10710 Hobbiton Ave  
Property City: Las Vegas

Services Performed	Amount Due
Home Inspection	\$395.00

**THANK YOU!***We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision.**If you have any questions about your home inspection, please call us at 702-338-0855*

06:56 March 31, 2017

Page 3 of 30  
HI1703052.pt6**General Information (Continued)****Property Information****Property Address** 10710 Hobbiton Ave**City** Las Vegas **State** NV **Zip** 89135**Contact Name** Ann Ross**Phone** 702-353-4558 **Fax** arosshomes@icloud.com**Client Information****Client Name** Jennifer & Justin Ruschell**E-Mail** jssmoto@gmail.com, jbitton84@yahoo.com**Inspection Company****Inspector Name** Bob Wagner**Company Name** 5 Star Home Inspection, LLC**Address** 312 Redstone St**City** Las Vegas **State** NV **Zip** 89145**Phone** 702-338-0855 **Fax****E-Mail** 5starhminspect@cox.net**File Number** HI1703052**Amount Received** \$395.00**Conditions****Others Present** Buyer **Property Occupied** Vacant**Estimated Age** 15 Yrs **Entrance Faces** South**Inspection Date** 3/30/17**Electric On** Yes

06:56 March 31, 2017

Page 4 of 30  
HI1703052.pt6

## General Information (Continued)

Gas/Oil On Yes



Water On Yes

Temperature 70 Degrees

Weather Partly cloudy Soil Conditions Dry

Space Below Grade None

Building Type Single family Garage Attached

Sewage Disposal City How Verified Multiple Listing Service

Water Source City How Verified Multiple Listing Service

Additions/Modifications None

Permits Obtained N/A How Verified Visual Inspection

## Lots and Grounds

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Acceptable Driveway: Concrete

Acceptable Walks: Concrete

Acceptable Steps/Stoops: Concrete



Acceptable Porch: Concrete

Marginal Patio: Concrete **The counter at the barbecue is damaged.**

Acceptable Deck: Patio Cover

Acceptable Balcony: Wood Frame And Stucco

Acceptable Grading: Minor slope

Acceptable Swale: Adequate slope and depth for drainage

Acceptable Vegetation: Shrubs, desert landscape, Grass



06:56 March 31, 2017

Page 5 of 30  
HI1703052.pt6

## Lots and Grounds (Continued)

Marginal

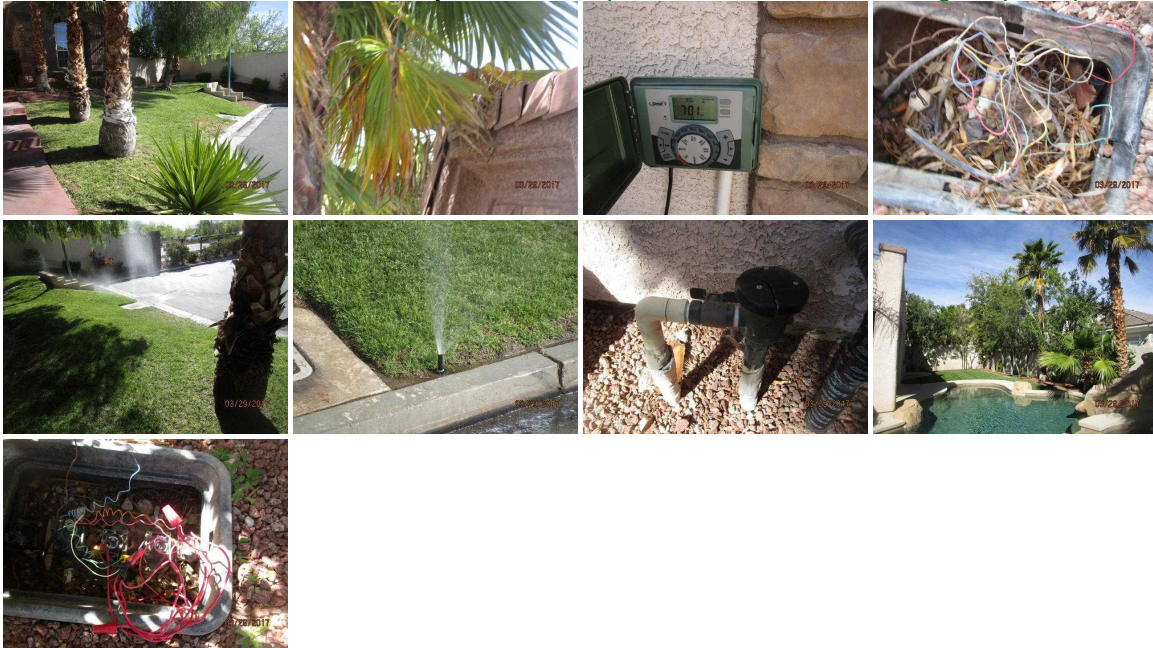
Retaining Walls: Block Numerous palm trees are too close to the walls, There are some cracked blocks.

Acceptable  
Acceptable  
Marginal

Exterior Surface Drain: Surface drain

Fences: Wrought iron

Lawn Sprinklers: Front and back yard 1 front sprinkler head shoots straight up, Replace.



06:56 March 31, 2017

Page 6 of 30  
HI1703052.pt6

## Exterior Surface and Components

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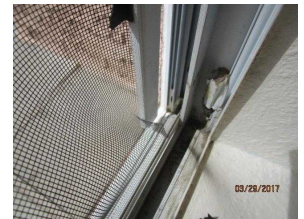
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### Main Exterior Surface

Cosmetic Type: Stucco **Several dings**



Acceptable Trim: Wood  
 Acceptable Fascia: Wood  
 Acceptable Soffits: Wood  
 Acceptable Door Bell: Hard wired  
 Acceptable Entry Doors: Wood  
 Acceptable Patio Door: Metal sliding  
 Acceptable Windows: Aluminum slider  
 Acceptable Window Screens: Vinyl mesh



Acceptable Exterior Lighting: Surface mount  
 Cosmetic Exterior Electric Outlets: 110 VAC GFCI **Front porch outlet needs a cover.**



Acceptable Hose Bibs: Gate  
 Acceptable Gas Meter: Exterior surface mount at side of home  
 Acceptable Main Gas Valve: Located at gas meter



06:56 March 31, 2017

Page 7 of 30  
HI1703052.pt6

## Roof

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### Main Roof Surface

Method of Inspection: Ladder at eaves, Ground level, with binnoculars



Acceptable Unable to Inspect: 30%, did not walk on the tile roof Since "Home Inspections" are visual inspections and are not certifications or warranties, We highly recommend a roofing inspection & certification from a licensed roofing contractor.

Defective Material: Cement tile **The lower front tiles at the flashing are all loose and slipping down, some are broken.**

**A qualified roofing contractor is recommended to evaluate and estimate repairs**



Type: Gable

Approximate Age: Unknown

Acceptable Flashing: Aluminum

Acceptable Valleys: Preformed metal

Acceptable Plumbing Vents: ABS

Family Room Chimney

Acceptable Flue/Flue Cap: Metal

Acceptable Chimney Flashing: Galvanized

06:56 March 31, 2017

Page 8 of 30  
HI1703052.pt6

## Garage/Carport

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### Attached Garage

Type of Structure: Attached Car Spaces: 2, 1

Cosmetic Garage Doors: Aluminum x 2 **Several small dents.**



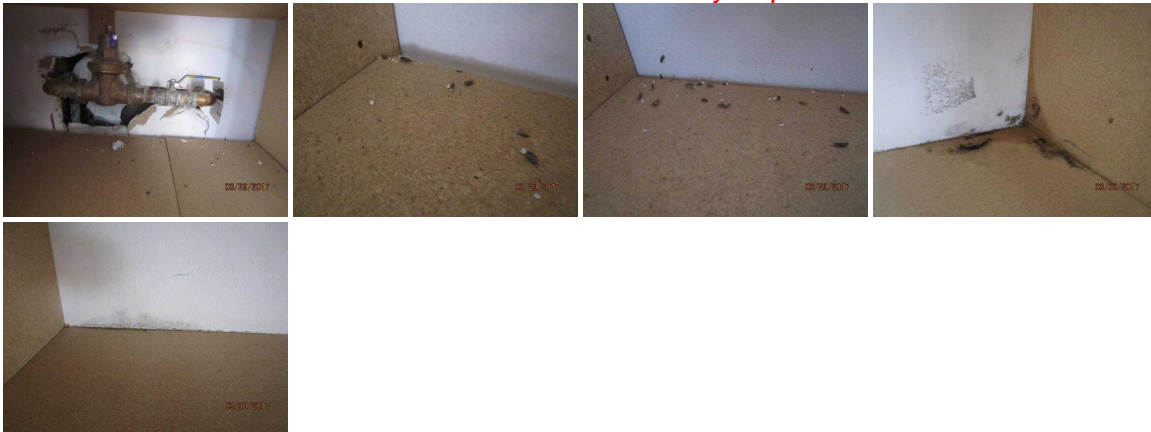
Acceptable Door Operation: Mechanized  
Acceptable Door Opener: Lift Master



Acceptable Exterior Surface: Stucco  
 Acceptable Roof: Cement tile  
 Acceptable Roof Structure: 2x4 Truss  
 Acceptable Service Doors: Wood  
 Acceptable Ceiling: Texture paint  
 Defective Walls: Texture paint

**There is a drywall hole at the water shut off valve that needs to be repaired.**  
**There is also some black substance on the drywall behind the cabinets, only partially visible.**  
**There is also some rodent droppings inside of 1 of the cabinets, Recommend a licensed pest control**

**Recommend an environmental test and remediation by a qualified remediation contractor.**



Acceptable Floor/Foundation: ceramic tile  
Acceptable Hose Bibs: Gate

06:56 March 31, 2017

Page 9 of 30  
HI1703052.pt6

## Garage/Carport (Continued)

Acceptable Electrical: 110 VAC GFCI

## Electrical

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Service Size Amps: 300 Amps Volts: 110-240 VAC

Acceptable Service: Copper

Acceptable 120 VAC Branch Circuits: Copper

Acceptable 240 VAC Branch Circuits: Copper

Acceptable Ground: Plumbing and rod in ground

Marginal Smoke Detectors: Hard wired 1 in the lower den is defective, Replace.

We do not test any alarm system



Recessed in wall, Garage Electric Panel

Acceptable Manufacturer: Square D

Maximum Capacity: 300 Amp

Acceptable Main Breaker Size: 200 Amps, 100 Amps

Acceptable Breakers: Copper

Acceptable GFCI: At GFCI receptacles only



Is the panel bonded? Yes



06:56 March 31, 2017

Page 10 of 30  
HI1703052.pt6

## Structure

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Acceptable	Structure Type: Wood frame
Acceptable	Foundation: Poured slab
Acceptable	Bearing Walls: Frame
Acceptable	Joists/Trusses: 2x10
Acceptable	Floor/Slab: Poured slab
Acceptable	Stairs/Handrails: Wood stairs with wood handrails
Acceptable	Subfloor: Plywood

## Attic

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### Upper Hall Attic

Method of Inspection: Entered



Acceptable	Unable to Inspect: 20%
Acceptable	Roof Framing: 2x10 Truss
Acceptable	Sheathing: Plywood
Acceptable	Ventilation: Gable, roof and soffit vents
Acceptable	Insulation: Fiberglass
Acceptable	Insulation Depth: 10"
Acceptable	Wiring/Lighting: 110 VAC
Acceptable	Bathroom Fan Venting: Electric fan



06:56 March 31, 2017

Page 11 of 30  
 HI1703052.pt6

## Air Conditioning

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### Exterior AC System

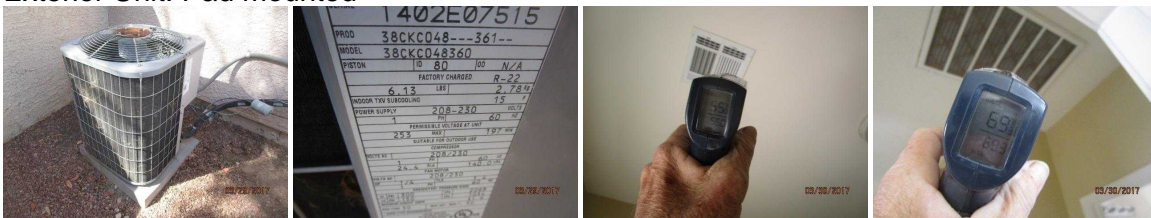
Acceptable A/C System Operation: Functional  
 Acceptable Condensate Removal: PVC  
 Acceptable Exterior Unit: Pad mounted



Manufacturer: Carrier  
 Model Number: 38CKC060370 Serial Number: 1702E03557  
 Area Served: 1st floor Approximate Age: UNKnown  
 Fuel Type: 120-240 VAC Temperature Differential: 58 Degrees, Diff 74  
 Type: Central A/C Capacity: 5 Ton  
 Acceptable Visible Coil: Copper core with aluminum fins  
 Acceptable Refrigerant Lines: High pressure  
 Acceptable Electrical Disconnect: Breaker disconnect

### Exterior AC System

Acceptable A/C System Operation: Functional  
 Acceptable Condensate Removal: PVC  
 Acceptable Exterior Unit: Pad mounted



Manufacturer: Carrier  
 Model Number: 38CKC048360 Serial Number: 1402E07615  
 Area Served: 2nd Floor Approximate Age: UNKnown  
 Fuel Type: 120-240 VAC Temperature Differential: 55 Degrees, Diff 69  
 Type: Central A/C Capacity: 4 Ton  
 Acceptable Visible Coil: Copper core with aluminum fins  
 Acceptable Refrigerant Lines: High pressure  
 Acceptable Electrical Disconnect: Breaker disconnect  
 Acceptable Exposed Ductwork: Insulated flex  
 Acceptable Blower Fan/Filters: Direct drive with disposable filter Recommend changing the filters often, depending on the type used.  
 Acceptable Thermostats: Individual

06:56 March 31, 2017

Page 12 of 30  
HI1703052.pt6

## Fireplace/Wood Stove

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### Living Room Fireplace

Acceptable Fireplace Construction: Prefab



Type: Gas log

Acceptable Fireplace Insert: Standard

Acceptable Smoke Chamber: Metal

Acceptable Flue: Metal

Acceptable Damper: Metal

Acceptable Hearth: Raised

## Heating System

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### Attic Heating System

Acceptable Heating System Operation: Adequate

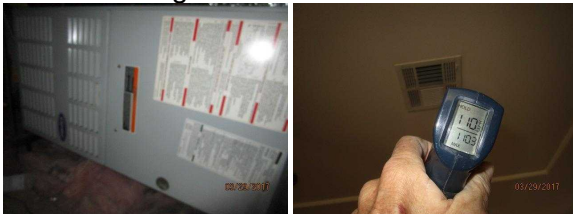
Manufacturer: Carrier

Type: Forced air Capacity: 60,000 BTU

Area Served: 1st floor Approximate Age: UNknown

Fuel Type: Natural gas

Acceptable Heat Exchanger: 4 Burner



Unable to Inspect: 40%, Not an HVAC contractor, only visible inspection from the open door and exchangers.

Acceptable Blower Fan/Filter: Direct drive with disposable filter

Acceptable Distribution: Insulflex duct

Acceptable Circulator: Pump

Acceptable Draft Control: Automatic

06:56 March 31, 2017

Page 13 of 30  
HI1703052.pt6

## Heating System (Continued)

Acceptable Flue Pipe: Double wall  
 Acceptable Controls: Limit switch  
 Attic Heating System  
 Acceptable Heating System Operation: Adequate  
 Manufacturer: Carrier  
 Type: Forced air Capacity: 60,000 BTU  
 Area Served: 2nd Floor Approximate Age: UNknown  
 Fuel Type: Natural gas  
 Acceptable Heat Exchanger: 4 Burner



Unable to Inspect: 40%, Not an HVAC contractor, only visible inspection from the open door and exchangers.

Acceptable Blower Fan/Filter: Direct drive with disposable filter  
 Acceptable Distribution: Insulflex duct  
 Acceptable Circulator: Pump  
 Acceptable Draft Control: Automatic  
 Acceptable Flue Pipe: Double wall  
 Acceptable Controls: Limit switch  
 Acceptable Thermostats: Individual  
 Tank Location: None  
 Suspected Asbestos: No

## Plumbing

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Acceptable Service Line: Cast iron  
 Acceptable Main Water Shutoff: Front of house The main valve was not moving or spinning at the time of the inspection.



Acceptable Water Lines: Copper are the only visible lines  
 Acceptable Drain Pipes: PVC  
 Acceptable Service Caps: Accessible  
 Acceptable Vent Pipes: ABS  
 Acceptable Gas Service Lines: Cast iron

06:56 March 31, 2017

Page 14 of 30  
HI1703052.pt6

## Plumbing (Continued)

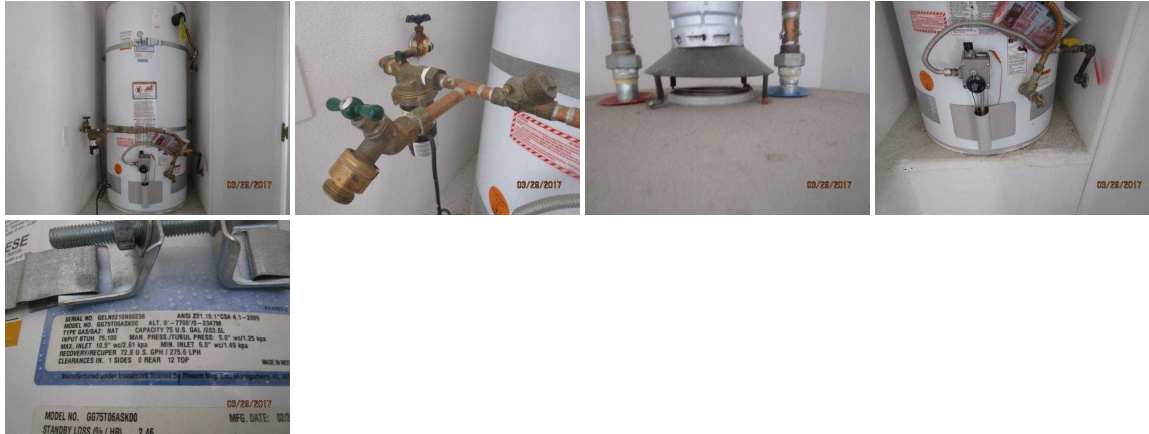
### Garage Water Heater

Marginal

Water Heater Operation: Adequate Some corrosion around the shut off valve.  
We do not test any soft Water system



Manufacturer: General Electric



Model Number: GG75T06ASK00 Serial Number: GELN0210N00238

Type: Natural gas Capacity: 75 Gal.

Approximate Age: 02/10 Area Served: Whole building

Acceptable Flue Pipe: Double wall

Acceptable TPRV and Drain Tube: Copper

## Bathroom

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### Lower 1/2 Bath Half Bathroom

Acceptable Ceiling: Texture paint

Acceptable Walls: Texture paint

Acceptable Floor: Tile

Acceptable Doors: Hollow wood

Acceptable Electrical: 110 VAC GFCI

Acceptable Sink/Basin: Pedestal

Acceptable Faucets/Traps: Moen fixtures with a PVC trap

Acceptable Toilets: Western

Acceptable HVAC Source: Air exchange ventilation

Acceptable Ventilation: Electric ventilation fan



06:56 March 31, 2017

Page 15 of 30  
HI1703052.pt6

## Bathroom (Continued)

### Full Lower Bath Bathroom

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Acceptable Ceiling: Texture paint  
 Acceptable Walls: Texture paint  
 Acceptable Floor: Stained Concrete, Tile  
 Acceptable Doors: Hollow wood  
 Acceptable Windows: Aluminum slider  
 Acceptable Electrical: 110 VAC GFCI  
 Acceptable Counter/Cabinet: Cultured Marble  
 Acceptable Sink/Basin: Molded single bowl  
 Defective Faucets/Traps: Moen fixtures with a PVC trap **The sink faucet has the hot & cold operation reversed. Shower diverter not functioning properly, all water is not flowing to showerhead**



Cosmetic Tub/Surround: Porcelain tub and ceramic tile surround **Tub has a chip in the finish.**  
 Acceptable Toilets: Western  
 Acceptable HVAC Source: Air exchange ventilation  
 Acceptable Ventilation: Electric ventilation fan

### Upper Hall Bath Bathroom

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Acceptable Ceiling: Texture paint  
 Acceptable Walls: Texture paint  
 Acceptable Floor: Tile  
 Acceptable Doors: Hollow wood  
 Acceptable Windows: Non-opening  
 Acceptable Electrical: 110 VAC GFCI  
 Acceptable Counter/Cabinet: Cultured Marble  
 Acceptable Sink/Basin: Molded single bowl  
 Acceptable Faucets/Traps: Moen fixtures with a PVC trap  
 Cosmetic Tub/Surround: Porcelain tub and ceramic tile surround **Replace caulking**



Acceptable Toilets: Western  
 Acceptable HVAC Source: Air exchange ventilation  
 Acceptable Ventilation: Electric ventilation fan

### Upper Shared bath Bathroom

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Acceptable Ceiling: Texture paint  
 Acceptable Walls: Texture paint  
 Acceptable Floor: Tile  
 Acceptable Doors: Hollow wood  
 Acceptable Electrical: 110 VAC GFCI  
 Acceptable Counter/Cabinet: Cultured Marble  
 Acceptable Sink/Basin: Molded dual bowl

06:56 March 31, 2017

Page 16 of 30  
HI1703052.pt6

## Bathroom (Continued)

Acceptable Faucets/Traps: Moen fixtures with a PVC trap  
Cosmetic Tub/Surround: Porcelain tub and ceramic tile surround **Tub small chip**



Acceptable Toilets: Western  
Acceptable HVAC Source: Air exchange ventilation  
Acceptable Ventilation: Electric ventilation fan

## Master Bath Bathroom

Acceptable Closet: Walk In  
Acceptable Ceiling: Texture paint  
Acceptable Walls: Texture paint  
Marginal Floor: Tile **2 cracked tile pieces.**



Acceptable Doors: Hollow wood  
Acceptable Windows: Aluminum slider  
Acceptable Electrical: 110 VAC GFCI  
Acceptable Counter/Cabinet: Cultured Marble  
Acceptable Sink/Basin: Molded dual bowl  
Acceptable Faucets/Traps: Moen fixtures with a PVC trap  
Acceptable Shower/Surround: Ceramic Tile pan and ceramic tile surround  
Defective Spa Tub/Surround: Fiberglass tub and ceramic tile surround **The Jacuzzi tub does not turn on and there is power at the outlet.**



Acceptable Toilets: Western  
Acceptable HVAC Source: Air exchange ventilation  
Acceptable Ventilation: Electric ventilation fan

06:56 March 31, 2017

Page 17 of 30  
HI1703052.pt6

## Kitchen

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### Main Kitchen

Acceptable Cooking Appliances: Viking  
Cosmetic Ventilator: Viking **The heat lamp bulbs are missing.**



Acceptable Disposal: In-Sinkerator  
Acceptable Dishwasher: Viking  
Air Gap Present? Yes  
Acceptable Refrigerator: Viking  
Acceptable Microwave: General Electric  
Acceptable Sink: Stainless Steel  
Acceptable Electrical: 110 VAC GFCI  
Acceptable Plumbing/Fixtures: Moen  
Cosmetic Counter Tops: Granite **Caulking is needed at the back splash**



Marginal Cabinets: Wood **The front pull down cabinet fascia hinges are loose.**



Acceptable Ceiling: Texture paint  
Marginal Walls: Texture paint **Some slight baseboard damage.**  
Acceptable Floor: Tile  
Acceptable Doors: Hollow wood  
Acceptable Windows: Aluminum slider  
Acceptable HVAC Source: Air exchange ventilation

06:56 March 31, 2017

Page 18 of 30  
HI1703052.pt6

## Bedroom

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### Lower Bedroom #1 Bedroom

Cosmetic Closet: Single The closet door guides are missing



Acceptable Ceiling: Texture paint  
 Acceptable Walls: Texture paint  
 Acceptable Floor: Tile  
 Acceptable Doors: Hollow wood  
 Acceptable Windows: Aluminum slider  
 Acceptable Electrical: 110 VAC  
 Acceptable HVAC Source: Air exchange ventilation  
 Acceptable Smoke Detector: Hard wired

### Bedroom #2 Bedroom

Acceptable Closet: Single  
 Acceptable Ceiling: Texture paint  
 Acceptable Walls: Texture paint  
 Acceptable Floor: Carpet  
 Acceptable Doors: Hollow wood  
 Acceptable Windows: Aluminum slider  
 Acceptable Electrical: 110 VAC  
 Acceptable HVAC Source: Air exchange ventilation  
 Acceptable Smoke Detector: Hard wired

### Bedroom #3 Bedroom

Acceptable Closet: Single  
 Acceptable Ceiling: Texture paint  
 Acceptable Walls: Texture paint  
 Acceptable Floor: Carpet  
 Acceptable Doors: Hollow wood  
 Marginal Windows: Aluminum slider The tile on the exterior window sill is loose.



Marginal Electrical: 110 VAC The ceiling light does not turn on, may be the bulb.





06:56 March 31, 2017

Page 19 of 30  
HI1703052.pt6

## Bedroom (Continued)

Acceptable HVAC Source: Heating system register

Acceptable Smoke Detector: Hard wired

Bedroom #4 Bedroom

Acceptable Closet: Single

Acceptable Ceiling: Texture paint

Acceptable Walls: Texture paint

Acceptable Floor: Carpet

Acceptable Doors: Hollow wood

Acceptable Windows: Aluminum slider

Acceptable Electrical: 110 VAC

Acceptable HVAC Source: Air exchange ventilation

Acceptable Smoke Detector: Hard wired

Master Bedroom Bedroom

Acceptable Ceiling: Texture paint

Acceptable Walls: Texture paint

Acceptable Floor: Carpet

Acceptable Doors: Hollow wood, Exterior Metal sliding glass door

Acceptable Windows: Aluminum slider

Acceptable Electrical: 110 VAC

Acceptable HVAC Source: Air exchange ventilation

Acceptable Smoke Detector: Hard wired

## Living Space

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Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Living Room Living Space

Acceptable Closet: Coat

Acceptable Ceiling: Texture paint

Acceptable Walls: Texture paint

Acceptable Floor: Travertine Tile

Acceptable Doors: Metal

Defective Windows: Aluminum slider 1 window is heavily damaged and the exterior pane is missing.

1 other window has some of the exterior plastic moulding that is loose.

A qualified glazier is recommended to evaluate and estimate repairs



06:56 March 31, 2017

Page 20 of 30  
HI1703052.pt6

## Living Space (Continued)

Marginal

Electrical: 110 VAC The front porch and entry lights do not turn on. May be burned out bulbs.



Acceptable HVAC Source: Air exchange ventilation

Dining Room Living Space

Acceptable Ceiling: Texture paint

Acceptable Walls: Texture paint

Acceptable Floor: Travertine Tile

Acceptable Windows: Aluminum slider

Acceptable Electrical: 110 VAC

Acceptable HVAC Source: Air exchange ventilation

Family Room Living Space

Acceptable Ceiling: Texture paint

Acceptable Walls: Texture paint

Acceptable Floor: Travertine Tile

Acceptable Doors: Aluminum Slider

Acceptable Windows: Aluminum slider

Acceptable Electrical: 110 VAC

Acceptable HVAC Source: Air exchange ventilation

Den Living Space

Acceptable Ceiling: Texture paint

Acceptable Walls: Texture paint

Acceptable Floor: Travertine Tile

Acceptable Doors: Hollow wood

Acceptable Windows: Aluminum slider

Defective Electrical: 110 VAC 1 outlet has no power in the bottom 1/2 of the outlet.



Acceptable HVAC Source: Air exchange ventilation

Acceptable Smoke Detector: Hard wired

06:56 March 31, 2017

Page 21 of 30  
HI1703052.pt6

## Laundry Room/Area

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Cosmetic	Item does not need immediate attention. Recommend watching & repair at discretion of client. Item may only be on the surface.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

### 1st Floor Laundry Room/Area

Acceptable	Ceiling: Texture paint
Acceptable	Walls: Texture paint
Acceptable	Floor: Travertine Tile
Acceptable	Doors: Hollow wood
Acceptable	Electrical: 110 VAC GFCI
Acceptable	HVAC Source: Air exchange ventilation
Acceptable	Laundry Tub: Vinyl
Acceptable	Laundry Tub Drain: PVC
Acceptable	Washer Hose Bib: Gate valves
Acceptable	Washer and Dryer Electrical: 110-120 VAC
Acceptable	Dryer Vent: Metal flex
Acceptable	Dryer Gas Line: Cast iron
Acceptable	Washer Drain: Wall mounted drain

### None Laundry Room/Area

### Behind home Spa

Acceptable	Type: Built in
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Acceptable	Liner: Decorative Tiles
Acceptable	Skimmer: Pop Ups
Acceptable	Pump Motor: Satisfactory
Acceptable	Electrical: 110V
Acceptable	Filter: Satisfactory
Acceptable	Heater: Gas



Acceptable	Gauges/Controls: Satisfactory
Acceptable	Timer: External electronic
Acceptable	Aerator: Blower
Acceptable	Jets: Adjustable
Behind home	Swimming Pool



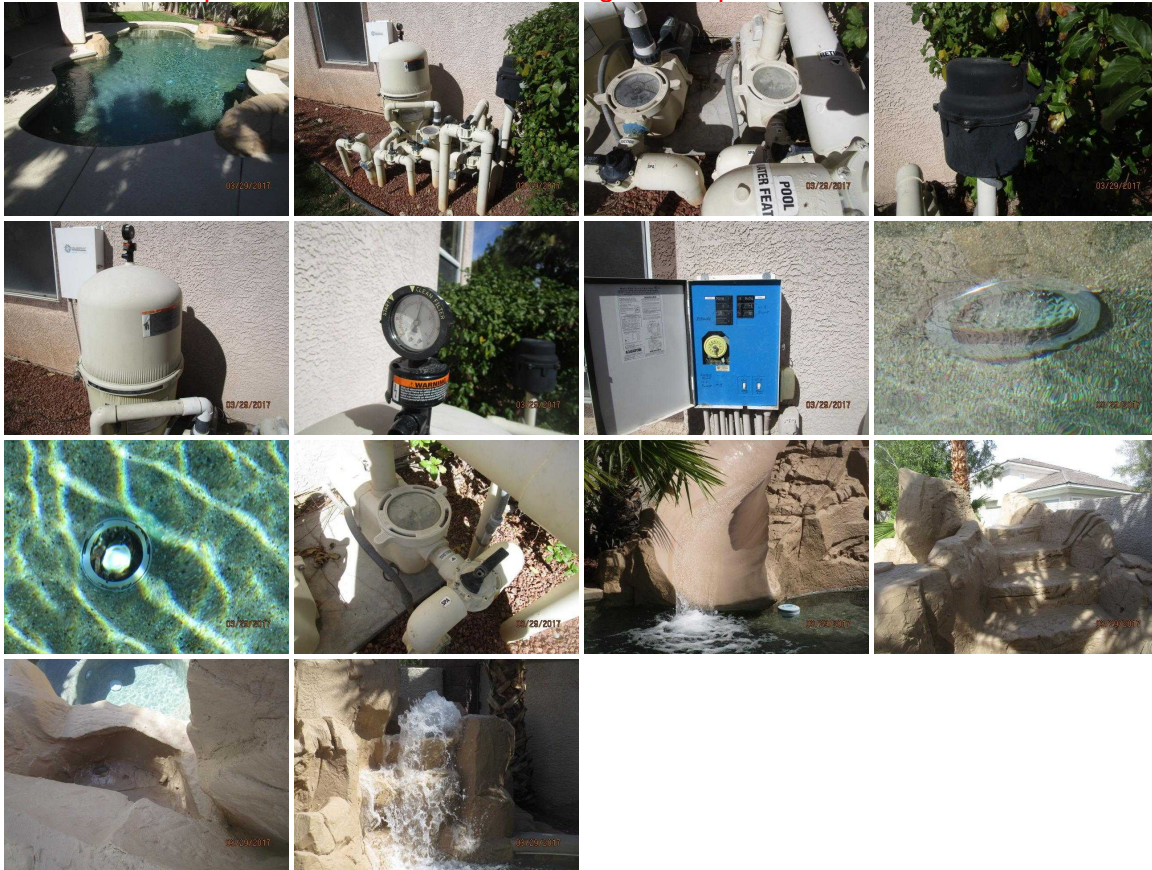
06:56 March 31, 2017

Page 22 of 30  
 HI1703052.pt6

## Laundry Room/Area (Continued)

Defective

Type: Pebble Tech Finish **The pump for the water falls and the slide, pumps way too much water. The water flows over the area and also down the back side stairs. The pool light does work, but appears to be 1/2 full of water. Recommend a pool contractor check out and give an opinion as to what can be done.**



Current Status: Appears Satisfactory, No warrants or guarantees of any system below the water level

Acceptable	Liner: Decorative Tiles
Acceptable	Deck: Kool Decking
Acceptable	Coping: Satisfactory
Acceptable	Drainage: Satisfactory
Defective	Skimmer: Pop Ups <b>2 pop ups are missing.</b>
Acceptable	Pump Motor: Satisfactory
Acceptable	Filter: Satisfactory
Acceptable	Heater: Gas
Acceptable	Gauges and Controls: Satisfactory
Acceptable	Ladder/Steps: Satisfactory
Marginal	Pool Enclosure: None <b>Recommend bringing the pool up to current safety standards by installing an approved fence and/or an alarm at every rear yard exit.</b>



06:56 March 31, 2017

Page 23 of 30  
HI1703052.pt6

## Cosmetic Summary

## Exterior Surface and Components

1. Main Exterior Surface Type: Stucco [Several dings](#)



2. Exterior Electric Outlets: 110 VAC GFCI [Front porch outlet needs a cover.](#)



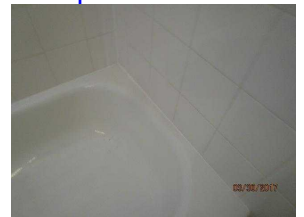
## Garage/Carport

3. Attached Garage Garage Doors: Aluminum x 2 [Several small dents.](#)



## Bathroom

4. Full Lower Bath Bathroom Tub/Surround: Porcelain tub and ceramic tile surround [Tub has a chip in the finish.](#)  
5. Upper Hall Bath Bathroom Tub/Surround: Porcelain tub and ceramic tile surround  
[Replace caulking](#)



6. Upper Shared bath Bathroom Tub/Surround: Porcelain tub and ceramic tile surround [Tub small chip](#)



## Kitchen

7. Main Kitchen Ventilator: Viking [The heat lamp bulbs are missing.](#)



06:56 March 31, 2017

Page 24 of 30  
HI1703052.pt6

## Cosmetic Summary (Continued)

8. Main Kitchen Counter Tops: Granite [Caulking is needed at the back splash](#)



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## Bedroom

9. Lower Bedroom #1 Bedroom Closet: Single [The closet door guides are missing](#)



06:56 March 31, 2017

Page 25 of 30  
HI1703052.pt6

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Patio: Concrete The counter at the barbecue is damaged.



2. Retaining Walls: Block Numerous palm trees are too close to the walls, There are some cracked blocks.



3. Lawn Sprinklers: Front and back yard 1 front sprinkler head shoots straight up, Replace.





06:56 March 31, 2017

Page 26 of 30  
HI1703052.pt6

## Marginal Summary (Continued)

## Electrical

4. Smoke Detectors: Hard wired 1 in the lower den is defective, Replace.  
We do not test any alarm system



## Plumbing

5. Garage Water Heater Water Heater Operation: Adequate Some corrosion around the shut off valve.  
We do not test any soft Water system



## Bathroom

6. Master Bath Bathroom Floor: Tile 2 cracked tile pieces.



## Kitchen

7. Main Kitchen Cabinets: Wood The front pull down cabinet fascia hinges are loose.



8. Main Kitchen Walls: Texture paint Some slight baseboard damage.

## Bedroom

9. Bedroom #3 Bedroom Windows: Aluminum slider The tile on the exterior window sill is loose.



10. Bedroom #3 Bedroom Electrical: 110 VAC The ceiling light does not turn on, may be the bulb.



06:56 March 31, 2017

Page 27 of 30  
HI1703052.pt6

## Marginal Summary (Continued)

### Living Space

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11. Living Room Living Space Electrical: 110 VAC The front porch and entry lights do not turn on. May be burned out bulbs.



### Laundry Room/Area

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12. Behind home Swimming Pool Pool Enclosure: None Recommend bringing the pool up to current safety standards by installing an approved fence and/or an alarm at every rear yard exit.



06:56 March 31, 2017

Page 28 of 30  
HI1703052.pt6

## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Roof

1. Main Roof Surface Material: Cement tile **The lower front tiles at the flashing are all loose and slipping down, some are broken.**  
**A qualified roofing contractor is recommended to evaluate and estimate repairs**



### Garage/Carport

2. Attached Garage Walls: Texture paint **There is a drywall hole at the water shut off valve that needs to be repaired.**  
**There is also some black substance on the drywall behind the cabinets, only partially visible.**  
**There is also some rodent droppings inside of 1 of the cabinets, Recommend a licensed pest control .**  
**Recommend an environmental test and remediation by a qualified remediation contractor.**



### Bathroom

3. Full Lower Bath Bathroom Faucets/Traps: Moen fixtures with a PVC trap **The sink faucet has the hot & cold operation reversed.**  
**Shower diverter not functioning properly, all water is not flowing to showerhead**



06:56 March 31, 2017

Page 29 of 30  
HI1703052.pt6

## Defective Summary (Continued)

4. Master Bath Bathroom Spa Tub/Surround: Fiberglass tub and ceramic tile surround **The Jacuzzi tub does not turn on and there is power at the outlet.**



## Living Space

5. Living Room Living Space Windows: Aluminum slider **1 window is heavily damaged and the exterior pane is missing.**  
**1 other window has some of the exterior plastic moulding that is loose.**  
**A qualified glazier is recommended to evaluate and estimate repairs**



6. Den Living Space Electrical: 110 VAC **1 outlet has no power in the bottom 1/2 of the outlet.**



## Laundry Room/Area

7. Behind home Swimming Pool Type: Pebble Tech Finish **The pump for the water falls and the slide, pumps way too much water. The water flows over the area and also down the back side stairs.**  
**The pool light does work, but appears to be 1/2 full of water.**  
**Recommend a pool contractor check out and give an opinion as to what can be done.**



06:56 March 31, 2017

Page 30 of 30  
HI1703052.pt6

## Laundry Room/Area (Continued)

Type: (continued)



8. Behind home Swimming Pool Skimmer: Pop Ups **2 pop ups are missing.**